

# DEVELOPMENT REVIEW BOARD REPORT



MEETING DATE: February 24, 2005

ITEM NO. 3

SUBJECT	<b>Offices @ Pinnacle Peak &amp; Miller</b>
REQUEST	Request Preliminary Plat, landscape, lot layout & design guidelines approval for a 10-lot office complex on a 16.97+/- acre parcel <b>24-PP-2004</b>
OWNER	Paragon Properties 480-488-0350
APPLICANT CONTACT	Tom Zandler DFD Cornoyer Hedrick 602-381-4756
LOCATION	7655 E Pinnacle Peak Rd.
BACKGROUND	<p><b>Zoning.</b></p> <p>The site is zoned CO ESL (Commercial Office District Environmentally Sensitive Lands). The CO district allows for an environment that is conducive to development of office and related uses adjacent to the central business district or other major commercial cores. The ESL Ordinance requires that a percentage of the property be permanently preserved as Natural Area Open Space and that specific environmental features be protected.</p> <p><b>Context.</b></p> <p>The proposed subdivision is located on the southeast corner of Pinnacle Peak Road and Miller Road south of the existing commercial center. The surrounding property is zoned Commercial to the north, Residential to the east and south, and Western Theme Park to the west. The proposed site is vacant and slopes mildly to the southwestern corner of the site. The site will be accessed via Miller Road.</p>
APPLICANT'S PROPOSAL	<p><b>Proposal.</b></p> <p>The request is for approval of a preliminary plat and design guidelines for a 10-lot office complex on approximately 17 acres of vacant land. The proposed plat will create an office campus for small-scale individual users with lot sizes ranging from 49,500 to 136,328 square feet. Lots will be developed individually and will require the Development Review Board Approval (DRB). The architecture, site plan and landscape plans must conform to the proposed design guidelines to be approved with this submittal.</p> <p>The primary access to the site will be via Miller Road, with secondary access to the northeastern corner of the site, and the southwestern portion of the site through lot #8 to Miller Road. The internal drive used to provide frontage for the proposed lots will be a 33 foot wide tract that will include: vehicular access,</p>

sidewalk for pedestrian circulation, and city water/sewer line extensions. There will be a pedestrian access easement provided to and from the existing retail center through a point on lot #10 to the internal drive as well as Miller Road.

Open space will be provided along Miller Road consistent with the development of lots 8-10. The internal lots will have a 15-foot front yard setback for the purpose of providing a minimum open space as well as to create a landscaped streetscape. The site has a Natural Area Open Space (NAOS) requirement as well as existing NAOS recorded from a previous case. The NAOS requirement is;

Total area required: 172,036 square feet

Total area provided: 188,665 square feet

The NAOS will be distributed along the boundary of the site; lot #9 will not provide NAOS.

As per case 23-Z-90 a 75-foot building setback is provided along the eastern property boundary. There is a 50-foot strip of NAOS within the 75-foot setback, which has satisfied the landscape requirement associated with this case.

### **Key Issues.**

The applicant has requested that a private access easement be allowed instead of a tract or right-of-way to access the interior lots that will be created by this preliminary plat. The request is unusual for new development, and staff believes that there are challenges that make the private access easement a less desirable option. A tract or a right-of-way indicates that a property owners association or the city will be responsible for maintenance, and that access to the interior properties are insured. A private access easement would be viable as long as the homeowners association agrees to observe it. Should there be dissolution of the association, confusion or disagreement about the right to access, the city would likely be expected to enforce, mediate, or defend its right of access.

Staff has provided the option to the applicant of dedicating a public street or a private tract of land as a requirement for approval of this plat. A tract or public right-of-way will provide the city the assurances needed for public service:

- To Create access to the lots by way of a separate tract of land to stand alone and be held in common ownership by an association.
- The City has historically required easements within tracts for water and sewer lines that serve more than one lot Design Standard Policy and Procedures Manual (DS&PM) Chapter 4, Section 4-102D.
- The City Department of Water Resources prefers dedicated right-of-ways providing frontage to multi-lot developments. If the public right-of-way is not an option, a dedicated water/sewer line easement within a tract would be required
- All city services are guaranteed access without obstruction.
- The maintenance responsibility is to a property owners association held in common ownership guaranteeing consistency of upkeep and repairs rather than depending on individual property owners to be responsible for a small portion of an access easement. Tracts remove ownership from any one individual.

Staff is recommending approval of this project with a dedication of a tract for internal lot access.

STAFF RECOMMENDATION	<b>Recommended Approach:</b> Staff recommends approval, subject to the attached stipulations.
RESPONSIBLE DEPT	<b>Planning and Development Services Department</b> Current Planning Services
STAFF CONTACT	Greg Williams Senior Planner 480-312-4205 E-mail: gwilliams@ScottsdaleAZ.gov

APPROVED BY	<hr/> Greg Williams Report Author
	<hr/> Lusia Galav, AICP Development Planning Manager Phone: 480-312-2506 E-mail: lgalav@scottsdaleAZ.gov

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|-------------|---|
| ATTACHMENTS | <ol style="list-style-type: none"> <li>1. Applicant's Narrative</li> <li>2. Context Aerial</li> <li>2A. Close-Up Aerial</li> <li>3. Zoning Map</li> <li>4. Site Plan</li> <li>5. Conceptual Landscape Plan</li> <li>6. NAOS Worksheet</li> <li>7. Design Guidelines</li> <li>A. Fire Ordinance Requirements</li> <li>B. Stipulations/Zoning Ordinance Requirements</li> </ol> |
|-------------|---|

**REVISED**  
**PROJECT NARRATIVE**  
**24-PP-2004**  
(December 21, 2004)

Paragon Properties is requesting approval of the parcel layout/site configuration, preliminary plat and design guidelines for a 10 parcel office complex on an approximately 16.97 acre Commercial Office (C-O) site on the east side of Miller Road south of the retail center on Pinnacle Peak Road. The C-O site received zoning approval as part of a 47.4+ acre development in Case No. 23-ZN-90. Individual development parcels range in size from approximately 49,500 s.f. to 136,300 s.f. The site plan submittal depicts NAOS, detention/retention areas, site circulation and Miller Road improvements.

In Case No. 23-ZN-90, a total of 20% NAOS was required for the overall development site. The NAOS Master Plan for the C-O parcel demonstrates the satisfaction of 20% NAOS zoning requirement, including the additional 24,153 s.f. to be provided on the C-O parcel in satisfaction of the NAOS requirement for the retail parcel as approved in Case No. 15-DR-99 (retail approval – Parcel 1) and Case No. 16-DR-99 (C-O parcel – Parcel 2). NAOS is allocated within individual parcels and will be secured by the dedication of an NAOS easement on the plat. The minimum dimension of 40 feet also required per zoning stipulation of Case No. 23-ZN-90 is satisfied on the boundary with the retail center by the combination of NAOS on both parcels as previously approved.

On-site improvements by the master developer would consist of the internal private driveway improvements, including lighting, as well as water, sewer and dry utilities. Under the proposed development approach, the master developer would provide these on-site improvements as well as master drainage improvements and all required off-site improvements. The site driveway will include 24 feet of pavement and a 5-foot sidewalk on the west side of the driveway within a 33-foot access easement. Landscaping plans for Miller Road and a revegetation plan for the detention/retention basins have also been submitted as part of this approval. A pedestrian easement is being provided for access to the retail center, subject to identification of a specific location in the final plans process. No access is indicated east to the City park site because of objections by neighbors concerned with safety issues related to the adjacent elementary school. The school has had to lock its perimeter gate adjacent to the wash leading to the park for security reasons, and the neighbors believe a public path in this area would be a conflict. Development parcels would be sold to individual users who will then be required to submit for Development Review Board (DRB) site plan, landscaping and architectural approval consistent with the Design Guidelines.

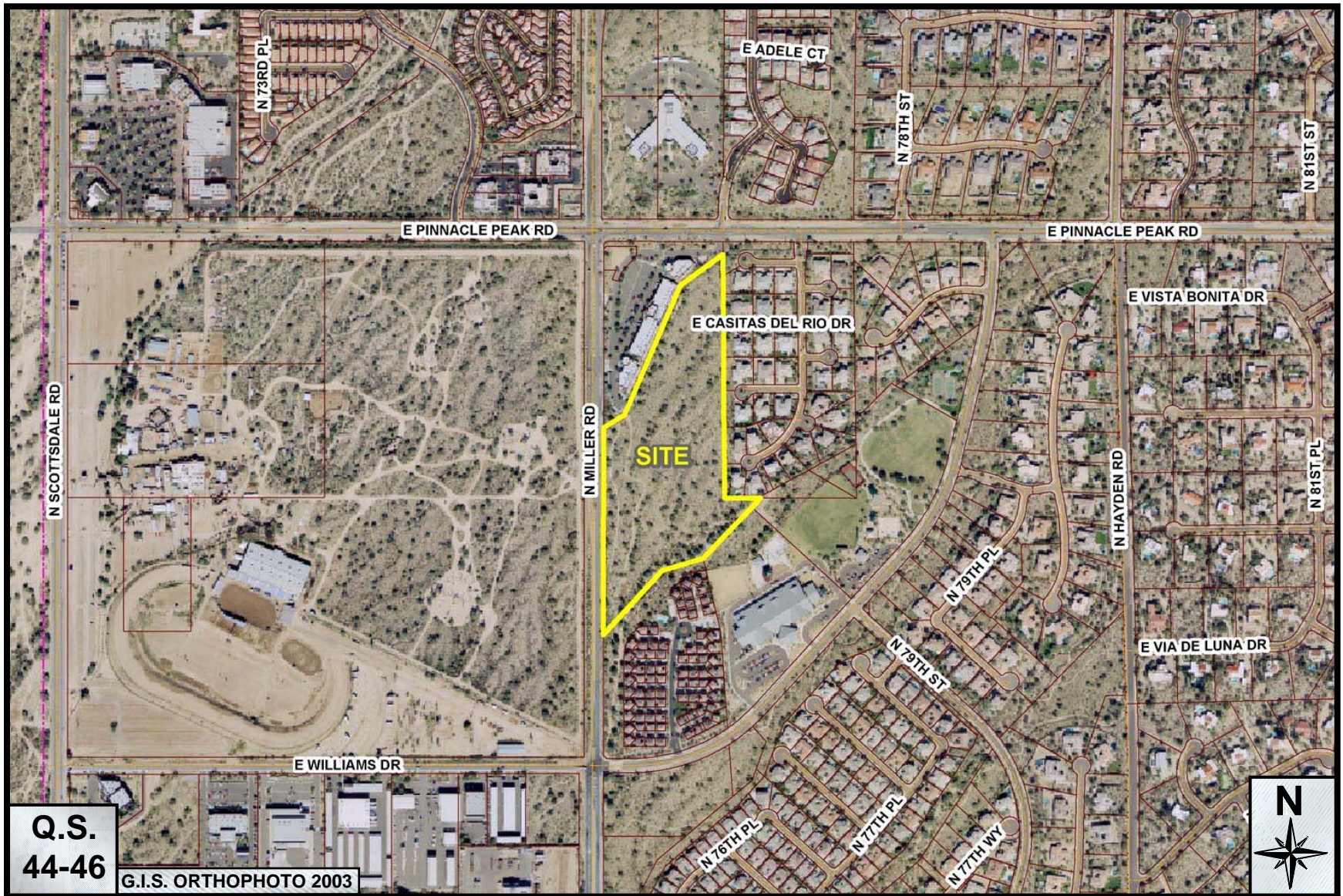
The DRB approval on the C-O site in Case No. 16-DR-99 has since lapsed. The previously approved site plan allowed five larger scale 2-story buildings, 36 feet in height with approximately 210,000 sq. ft. and required parking. The larger scale 2-story buildings and associated parking fields would have had potentially greater visual and

intensity impacts on adjacent residential development than the current proposal. The proposed office campus, intended for small office users, is anticipated generally to have more residentially-scaled buildings with far less square footage, and thus to generate far less traffic. Impacts on residential development should also be reduced with the current proposal.

The proposed development concept is intended to create an office campus setting for small-scale individual users; however, parcels could be combined by users. A 50' NAOS buffer and an additional 25' building setback are being provided along the east property line. Building height is limited by the Ordinance maximums of 36 feet and 24 feet within 100 feet of single-family residential districts. The Design Guidelines also provide for a driveway separation standard and 15-foot front yard setbacks from the vehicular access easement to establish a visually pleasing streetscape. Open space, F.A.R. and building volume will be provided on individual parcels per the C-O District requirements.

The Design Guidelines are intended to ensure quality and compatibility of architectural design, including color, materials and landscape palettes. Actual architectural designs, colors, materials, landscaping, pavers/colored concrete, site furniture and lighting, window recesses and other architectural details will be approved by the DRB as each individual parcel is developed.

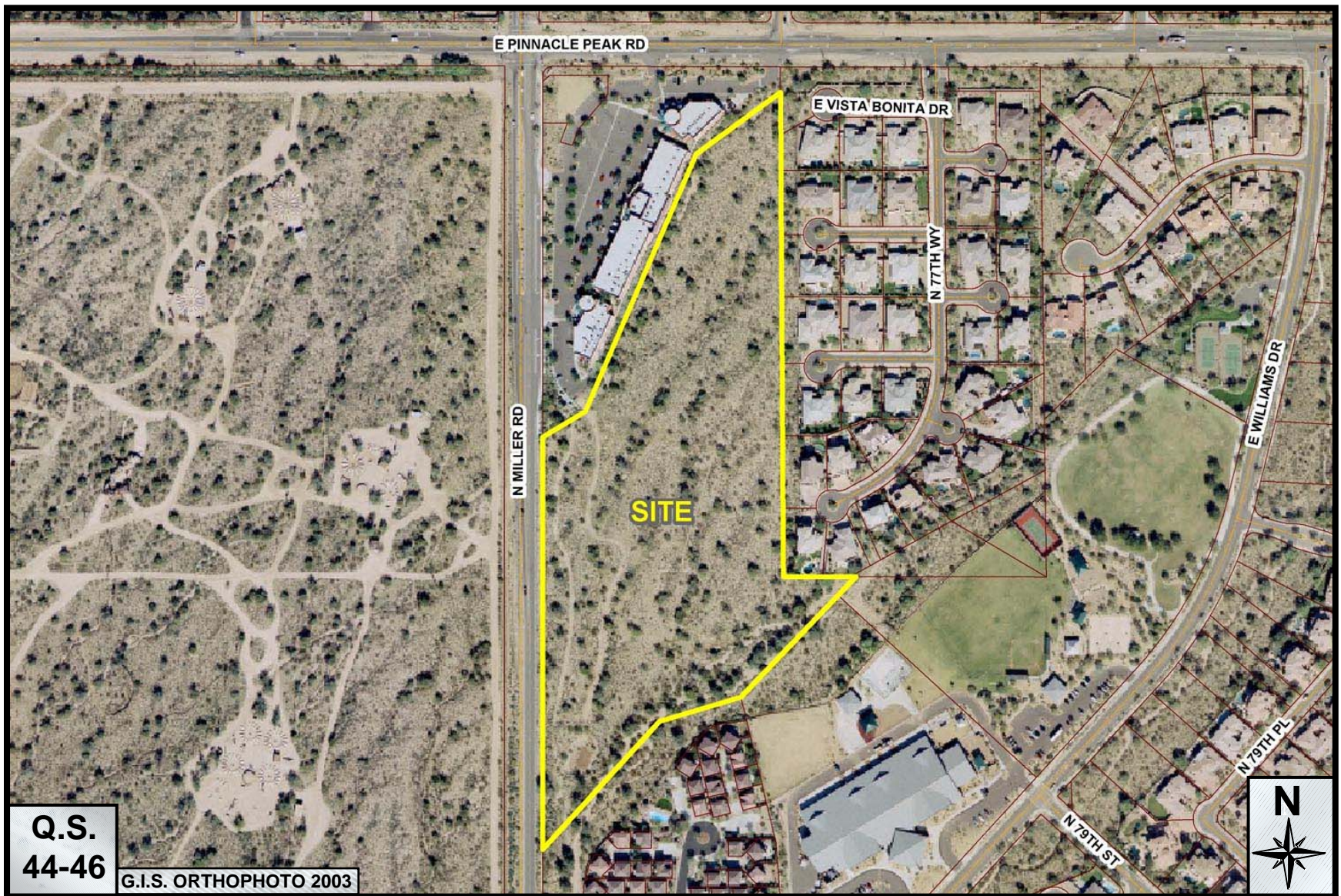




Offices @ Pinnacle Peak & Miller Roads

**24-PP-2004 / 81-DR-2004**





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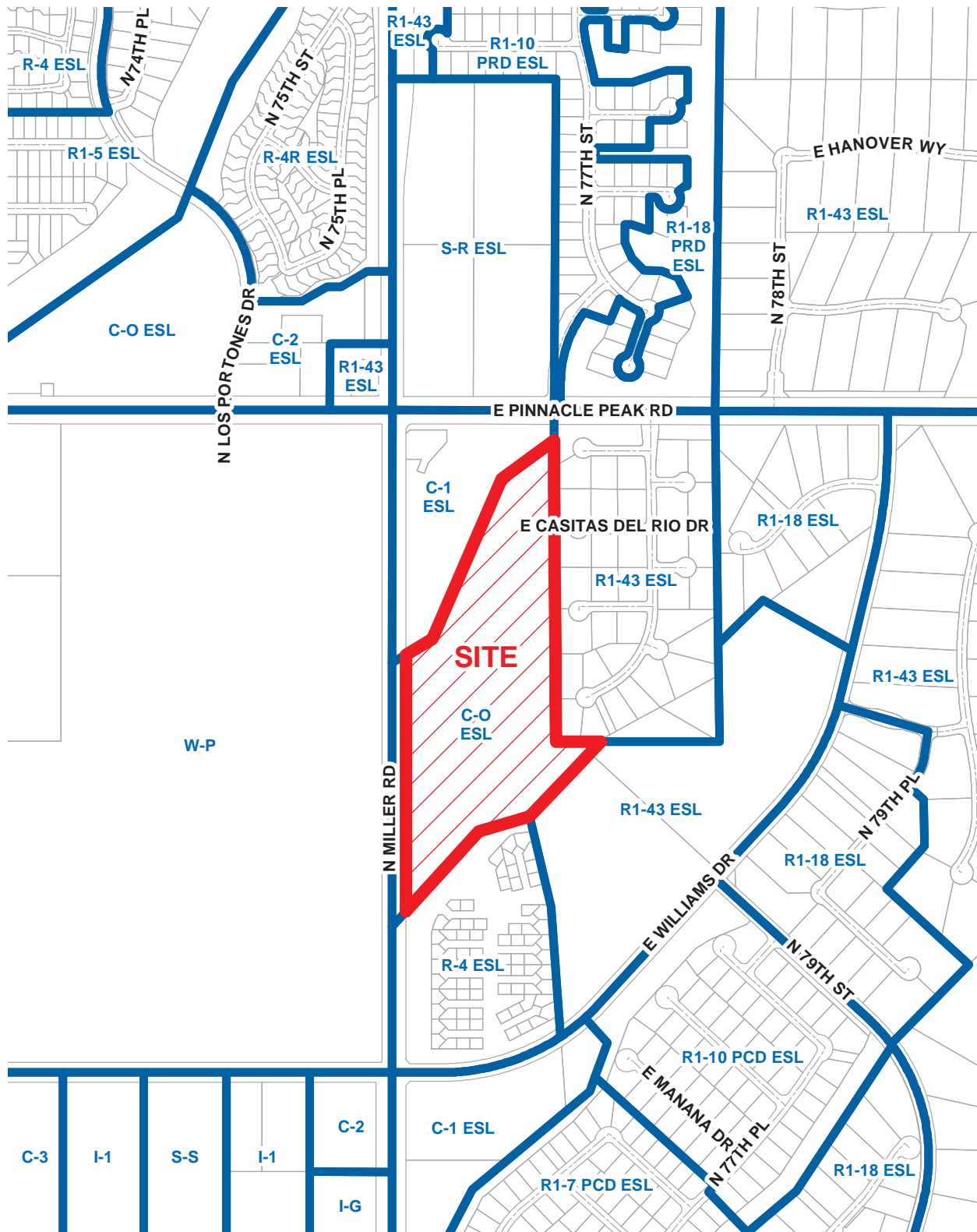
G.I.S. ORTHOPHOTO 2003

Offices @ Pinnacle Peak & Miller Roads

**24-PP-2004 / 81-DR-2004**

ATTACHMENT #2A



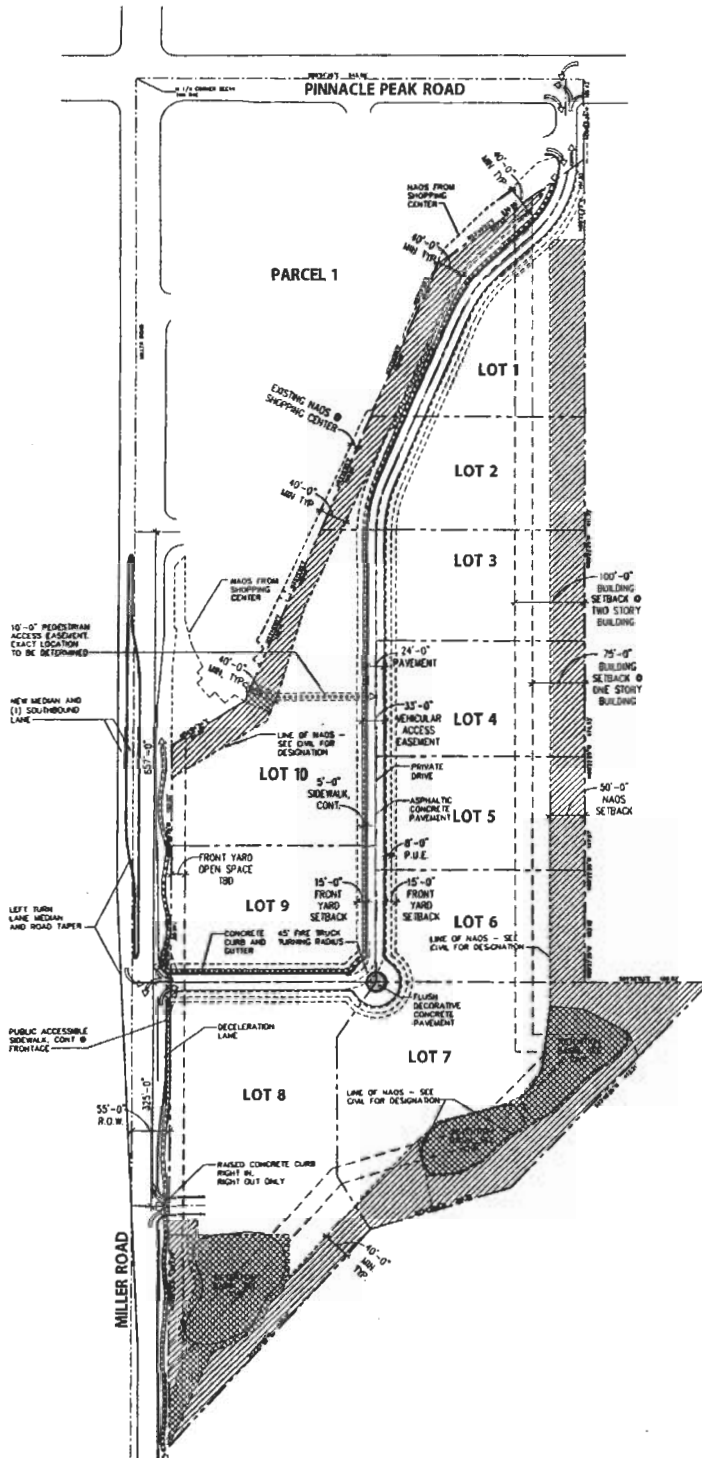


24-PP-2004 / 81-DR-2004

ATTACHMENT #3



**24-PP-2004**  
REV: 12/21/04



**GENERAL NOTES:**

1. SEE PROJECT DATA AND NAOS WORKSHEET, FOR NAOS TOTAL AND CALCULATIONS.
2. SEE PRELIMINARY PLAT FOR LOT BOUNDARIES.
3. SEE GRADING AND DRAINAGE FOR RETENTION BASIN LOCATIONS.

**PROJECT DESCRIPTION:**

THIS PROJECT CONSISTS OF A 10 LOT COMMERCIAL SUBDIVISION AT THE SOUTHEAST CORNER OF MILLER ROAD AND PINNACLE PEAK. ALL IMPROVEMENTS SHALL BE IN CONFORMANCE WITH C.O.S. STANDARDS. SEE ATTACHED DESIGN GUIDELINES.

**PROJECT DATA:**

ZONING: C0  
PRIOR ZONING CASE # 23-2-90  
SITE AREA: 739,415 SF (16.97 ACRES)

LOT NUMBER	LOT AREA (SQ. FT.)	AREA NAOS (SQ. FT.)
1	73,426.35	17,078.14
2	64,125.36	13,776.79
3	49,027.37	8,750.36
4	49,027.37	8,750.36
5	49,027.37	8,750.36
6	49,027.37	8,750.36
7	49,027.37	8,750.36
8	49,027.37	8,750.36
9	49,027.37	8,750.36
10	49,027.37	8,750.36
TOTAL	739,415.36	168,655.69

**SYMBOL LEGEND:**

- UNDISTURBED NAOS AREA  
147,883 SF
- REVEGETATED NAOS  
49,203 SF
- VEHICULAR ACCESS  
(2 WAY PRIVATE DRIVE, FUTURE LOT DRIVEWAYS TO BE DETERMINED)
- PEDESTRIAN ACCESS

**NAOS SUMMARY:**

NAOS AREA REQ'D:  
20X (739,415 SF) = 147,883 SF  
+ RESIDUAL FROM PARCEL 1 = 24,132 SF  
TOTAL REQ'D = 172,015 SF  
TOTAL NAOS PROVIDED = 168,655 SF  
REVEGETATED NAOS PROVIDED = 49,203 SF  
(28.6% OF REQ'D)

NOTE:  
ALL REQUIRED NAOS IS PROVIDED AT TIME OF MASTERPLAN DEVELOPMENT. NO ADDITIONAL NAOS IS REQUIRED AT TIME OF INDIVIDUAL LOT SUBMITTAL.

**PROJECT DIRECTORY:**

OWNER:	ARCHITECT:	LANDSCAPE ARCHITECT:	CIVIL ENGINEER:	ATTORNEY:
PALAGON PROPERTIES 7200 Joe Road Suite 200 Phoenix, AZ 85027 Phone: 480-888-8150 Fax: 480-888-8150 Email: info@palagon.com	DVD CONROYER HEDRICK 2125 L. CAMELBACK ROAD AND PHOENIX, AZ 85016 Phone: (602) 261-8143 Fax: (602) 261-8144 Email: tvd@cdh.com	AMEC 2001 West Camelback Road Suite 200 Phoenix, Arizona 85016 Phone: (602) 343-2000 Fax: (602) 343-2189 Email: David.Landman@amec.com	ONE & ASSOCIATES 370 N. 146th St. Phoenix, AZ 85018 Phone: (602) 944-2299 Fax: (602) 944-6681 Email: wpatel@one.com	EARL, CUMLEY, & LAGANDE Southwest Florida Plaza 3801 N. Central Ave., Ste. 1000 Phoenix, AZ 85018 Phone: (602) 624-0096 Fax: (602) 624-0096 Email: lagande@vll.com

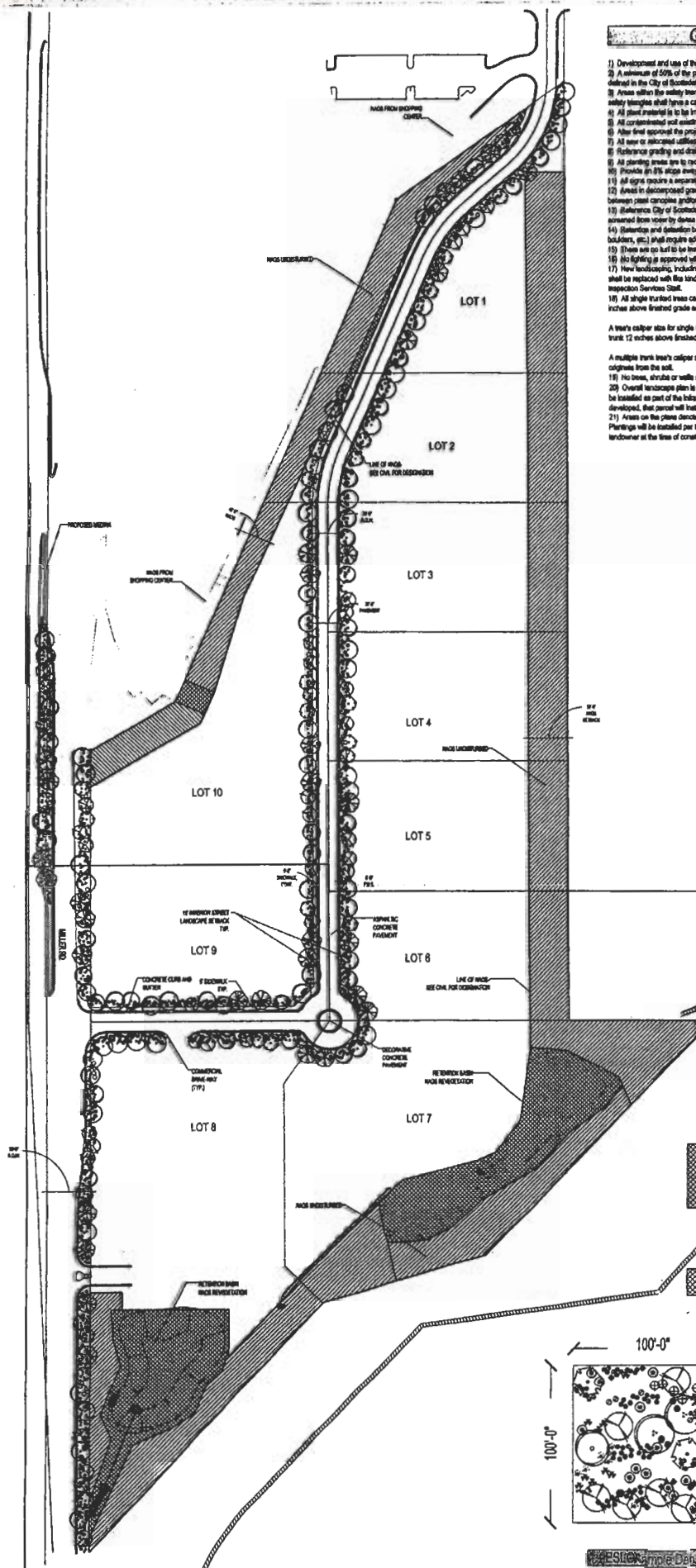
DVD Conroyer Hedrick

ARCHITECT  
INTERIOR ARCHITECTURE  
SPACE PLANNING  
EXTERIOR MANAGEMENT  
ROAD DESIGN  
LANDSCAPE ARCHITECTURE  
GRAPHIC DESIGN

Miller Road & Pinnacle Peak  
Scottsdale, Arizona  
04154  
21DEC04

**SITE PLAN**

**ATTACHMENT #4**



## GENERAL NOTES

- Development and use of the site will conform to all applicable Codes and Ordinances.
- A minimum of 50% of the provided trees shall be native to the City of Scottsdale's Zoning Ordinance, Article X, Section 10.301, as defined in the City of Scottsdale's Zoning Ordinance, Article X, Section 10.101.
- Trees within the safety triangle are to be clear of landscaping, signs, or other visually obstructions with a height of greater than 2 feet. Trees within the safety triangle shall have a canopy that begins at 7 feet above finished grade at the time of installation. All heights are measured from the street elevation.
- All plant material is to be irrigated by a fully automatic underground irrigation system unless otherwise specified.
- All contaminated soil existing on site is to be removed from the planting areas. Backfill planting areas with soil per specifications.
- After final approval the project will be inspected for zoning compliance during construction and prior to occupancy.
- All new or relocated utilities will be placed underground.
- Reference grading and drainage plans for slope and depth of retention basins.
- All planting areas are to receive a min. 2" layer of decomposed granite. Decomposed granite is to be 1/2" minus "Desert Gold".
- Provide an 8% slope away from walls and curbs to 5 feet along all streets, unless otherwise noted.
- All signs require a separate approved and permit.
- Desert in decomposed granite without plant materials shall not exceed dimensions of more than 7 feet in any one direction. Distance is measured between plant canopies and/or coverage.
- Reference City of Scottsdale (Standard Detail #2354) for reduced pressure backflow preventer. All backflow prevention devices shall be completely surrounded from view by dense vegetation, or grout/soil of a color and texture consistent with the architecture of the buildings.
- Retention and detention basins are to be constructed solely from the approved plan. Any alteration of the approved design (additions, deletions, etc.) shall require additional review and approval of the plans.
- There are no trees to be installed along the street frontages on this project.
- No lighting is approved with this set of plans.
- New landscaping, including selected plant materials, and landscaping indicated to remain which is destroyed, damaged, or expires during construction shall be replaced with the kind, size, quality, and quantity prior to issuance of the Certificate of Occupancy / Letter of Acceptance to the satisfaction of the Inspection Services Staff.
- All single trunked trees shall be planted such that the trunk is to be equal or less than 4 inches shall be determined by utilizing the smallest diameter of the trunk 6 inches above finished grade adjacent to the trunk.

A tree's caliper size for single trunked trees that are to have a diameter greater than 4 inches, shall be determined by utilizing the smallest diameter of the trunk 12 inches above finished grade adjacent to the trunk.

A multiple trunk tree's caliper size is measured at 6 inches above the location that the trunk split originates, or 6 inches above finished grade if at trunk originates from the soil.

19) No trees, shrubs or walls shall be within a 5'-0" radius of all fire hydrants and/or fire department connections.

20) Overall landscape plan is conceptual in nature, and is to convey design intent for the overall landscaping. Landscape plantings along Miller Road will be installed as part of the infrastructure for the project. The interior street landscaping will be installed on a parcel by parcel basis. As each parcel is developed, that parcel will install the portion of the interior street landscaping that is adjacent to it.

21) Areas on the plans denoted as R.O.S. (to be irrigated) per the City of Scottsdale's Environmentally Sensitive Land Ordinance. Plantings will be installed per the plan. The decision to install the vegetation as plantings or hydro-seed will be made by the landscaper at the time of construction plan preparation and permitting.

## PLANT LEGEND - DEVELOPMENT INTERIORS

Symbol	Common Name	Botanical Name	Size	Quantity
<b>TREES:</b>				
●	Blue Palo Verde	Cercidium floridanum	1.5" Caliper	51
○	Foothill Palo Verde	Cercidium microphyllum	2" Cal.	32
○	Ironwood	Oleaceae	2" Cal.	41
○	Arizona Mesquite	Prosopis juliflora	1.5" Cal.	10
○	Palo Verde	Cercidium praecox	2" Cal.	15
<b>SHRUBS and CACTUS:</b>				
○	Yucca	Yucca	5 Gal.	58
○	Desert Sage	Desert Sage	1 Gal.	162
○	Desert Sun	Desert Sun	5 Gal.	171
○	Desert Shrub	Desert Shrub	5 Gal.	126
○	Desert Shrub	Desert Shrub	5 Gal.	145
○	Desert Shrub	Desert Shrub	5 Gal.	59
○	Desert Shrub	Desert Shrub	1 Gal.	151
<b>ACCENT PLANTS:</b>				
○	Desert Shrub	Desert Shrub	5 Gal.	95
○	Desert Shrub	Desert Shrub	5 Gal.	114
○	Red Yucca	Hesperaloe parviflora	5 Gal.	121
○	Compens Barbel Cactus	Ferocactus cylindricus	5 Gal.	54
<b>GROUNDCOVERS:</b>				
○	Trailing Jade Bush	Daphne genkwa	1 Gal.	211
○	Globe Mallow	Sphaeralcea ambigua	1 Gal.	36
○	Pammy's Penstemon	Penstemon pammyi	1 Gal.	51
○	Desert Shrub	Desert Shrub	1 Gal.	53
○	Desert Shrub	Desert Shrub	Sq. Ft.	97,968

## PLANT LEGEND - REVEGETATION AREAS

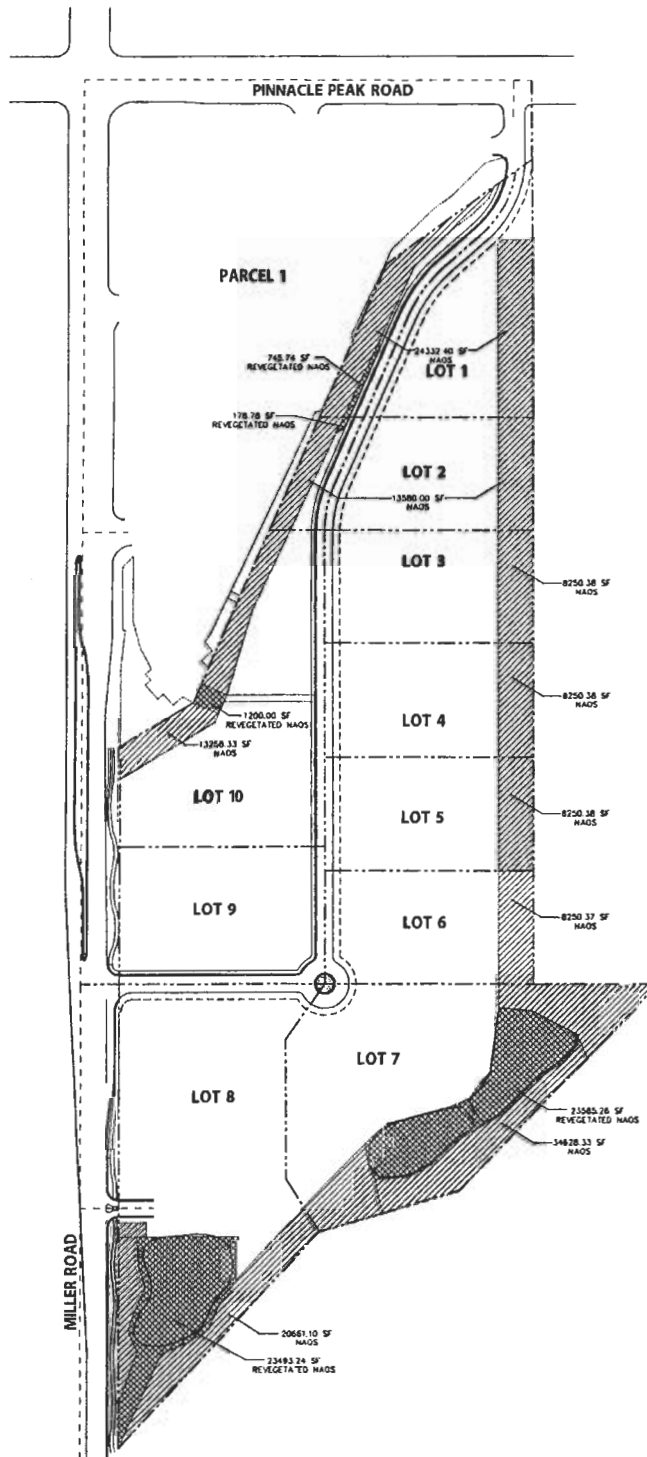
Symbol	Common Name	Botanical Name	Quantity
<b>TREES:</b>			
●	Blue Palo Verde	Cercidium floridanum	2
○	Foothill Palo Verde	Cercidium microphyllum	7
○	Ironwood	Oleaceae	1
○	Arizona Mesquite	Prosopis juliflora	3
○	Cal Claw Acacia	Acacia greggii	1
<b>ANNUALS and BIENNIALS:</b>			
○	Desert Marigold	Baileya multicaulis	15
<b>SHRUBS and CACTUS:</b>			
○	Woollyberry	Lycium andersonii	5
○	Brittlebush	Eriogonum fasciculatum	22
○	Monardella	Monardella	5
○	Cholla	Cholla	12
○	Triangle Bursage	Tridentata	97
○	Triangle Bursage	Tridentata	1
○	Triangle Bursage	Tridentata	6
○	Triangle Bursage	Tridentata	15
○	Triangle Bursage	Tridentata	3
○	Triangle Bursage	Tridentata	6

Quantities are per 10,000 s.f.  
See Sample 35-0000

**24-PP-2004**  
**REV: 12/21/04**



0 15' 30' 60' 120'  
Scale: 1"=60'-0"  
Project # 04.2004.047



**PROJECT DATA:**

ZONING: CO  
 PRIOR ZONING CASE #: 23-2-90  
 SITE AREA: 739,415 SF (16.97 ACRES)

LOT NUMBER	LOT AREA (SQ)	AREA NAOS (SQ)
1	73941.5	73941.5
2	13580.0	13580.0
3	8750.4	8750.4
4	8750.4	8750.4
5	8750.4	8750.4
6	8750.4	8750.4
7	23585.3	23585.3
8	20661.1	20661.1
9	12000.0	12000.0
10	12000.0	12000.0
TOTAL	739415	147883

**SYMBOL LEGEND:**

	UNDISTURBED NAOS AREA 147,883 SF
	REVEGETATED NAOS 49,203 SF

**NAOS SUMMARY:**

NAOS AREA REQ'D:	147,883 SF
20% (739,415 SF) =	147,883 SF
= RESIDUAL FROM PARCEL # =	74,115 SF
TOTAL REQ'D =	172,000 SF
TOTAL NAOS PROVIDED =	108,665 SF
REVEGETATED NAOS PROVIDED =	49,203 SF
(28.6% OF REQ'D)	

**NOTE:**  
 ALL REQUIRED NAOS IS PROVIDED AT TIME OF MASTERPLAN DEVELOPMENT. NO ADDITIONAL NAOS IS REQUIRED AT TIME OF INDIVIDUAL LOT SUBMITTAL.

**24-PP-2004**  
**REV: 12/21/04**



landscape architecture  
 urban planning  
 facility management  
 tree planning  
 landscape architecture  
 graphic design

**Miller Road & Pinnacle Peak**  
 Scottsdale, Arizona  
 04154  
 24NOV04

**NAOS**  
**WORKSHEET**

**ATTACHMENT #6**



**Design Guidelines for  
MILLER ROAD AND PINNACLE PEAK**

**Prepared for:  
PARAGON PROPERTIES**

**September 20, 2004  
Revised November 23, 2004  
Revised December 20, 2004**

**DFDCH Project No. 04154**

**24-PP-2004**  
**REV: 12/21/04**

**Prepared by:  
DFD CornoyerHedrick**

DFD CornoyerHedrick

## □ DESIGN GUIDELINES FOR MILLER ROAD AND PINNACLE PEAK

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#### **Appendix**

Master Landscape Plan	
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## **MILLER ROAD AND PINNACLE PEAK**

### **□ INTRODUCTION**

Miller Road and Pinnacle Peak is a 16.97 acre commercial property located at the southeast corner of Miller Road and Pinnacle Peak Road in Scottsdale, Arizona. The property is comprised of several individual lots of approximately 1 acre in size.

The individual lots are arranged around a newly developed private road that provides easy access to Pinnacle Peak and Miller Roads.

These Guidelines have been developed to provide continuity of development throughout the office park and to ensure aesthetically pleasing, high quality architectural design with consideration for the adjacent residential developments.

### **□ DESIGN OBJECTIVES**

#### **Site Utilization**

Provide sense of arrival to overall development as well as each individual lot.

Consideration has been given to density and height relative to adjacent developments to minimize impact.

#### **Architecture**

The Architectural vocabulary should be sensitive to the context of immediately adjacent development and the desert region relative to forms, materials, texture and color.

The use of glass should be minimized and the architecture should be unique to this site and its setting.

#### **Landscape**

The vocabulary for the landscape should be one reflective of the native Sonoran Desert. Native desert plant materials coupled with natural boulders, and shaped landforms.

The landscape should play a key role in site aesthetics. Blending the built environment and the natural landscape is vital to this project in order to provide continuity throughout the overall development.



## **Site Development Standards**

### **□ SITE GRADING**

The purpose of site grading requirements is to establish a minimum and maximum allowable site contour and to promote a consistent grade pattern throughout the development.

Set buildings and structures above flood limits.

Balance cut and fill.

The following maximum gradients are recommended:

Landscape: 4:1  
Drives: 3%  
Walks: 5%

Slope in Landscape Areas:

Maximum slope: 4:1

Pavement Slopes:

Minimum slope: 0.5%  
Maximum cross slope: 2%  
Maximum longitudinal slope: 5% for pedestrian areas (limited application for handicapped access)

Parking Slopes:

Minimum cross slope: 0.5%  
Minimum concrete swale slope: 0.5%

Landscape Swale Slopes:

Minimum bottom and side slope: 1%  
Maximum: 25% (4:1)

### **□ BUILDING SETBACKS**

The purpose of the Building Setback requirements is to establish a coordinated streetscape image, provide sufficient space and screening between roads, buildings, parking and existing residential developments to ensure privacy, safety and aesthetics.

Front Yard Setback Requirements: 15 feet from vehicular access easement

To create a visually pleasing streetscape and reduce front yard parking, buildings should abut the meandering washes and front yard landscape setbacks where possible.

Side Yard and Rear Yard Setback Requirements: None

Side Yards and Rear Yards: Per City of Scottsdale Ordinance.

Landscape Area between parking and building: 10 feet minimum, inclusive of the 2' vehicle overhang.

## **OPEN SPACE REQUIREMENTS**

Front yard open space: Lots 8, 9, 10 shall provide front yard open space as per the city of Scottsdale Ordinance requirements. See front yard setback requirement for the remaining lots.

Open space requirements for the individual lots to be provided at a rate as required by ordinance.

Building Volume and F.A.R. for the individual lots is to be provided as required by ordinance.

## **LANDSCAPING**

The Landscaping Guidelines recognize that landscaping is of primary importance to the establishment of the design character of the property. These guidelines are intended to promote the establishment of compatible and continuous landscape development. The goal is to enhance and unify each property into a cohesive project.

Interior site boundaries should be treated with a combination of canopy shade trees, medium height shrubs, and low groundcovers, which are randomly grouped. Areas not designated, as either undisturbed or revegetated NAOS shall comply with the ordinance requirement: maximum of seven (7) feet between plant canopies and / or coverage.

### **□ STREETSCAPE DESIGN**

The required trees will incorporate a mixture of the salvaged existing native specimen trees on the property including native Mesquite, Blue Palo Verde, Foothills Palo Verde, Ironwood, and native cactus. In addition to the salvaged trees, the palette will include those same plant types with the additions of Palo Brea, and Catclaw Acacia. (See the master landscape plan for specific specimen placement and spacing.)

#### **Internal Driveway Streetscape:**

The internal roadway landscaping is to be installed and maintained by the Property Owners Association (POA). Installation shall conform to the master landscape plan.

Shrubs and groundcovers are consistent throughout the entire development. There is a specific plant palette for the plantings in N.A.O.S. areas, and a separate one for the interior streetscape. Refer to the landscape palette for approved trees, shrubs and groundcovers species.

### **□ PARKING, DRIVEWAYS AND SIDEWALKS**

The Parking Guidelines are established to provide for safe and convenient movement of motor vehicles and to limit vehicular pedestrian conflicts, to provide screening of paved areas and to soften the visual impact of parking lots by providing an aesthetically landscaped interior environment.

#### **Surface Parking:**

On street parking is not allowed.

Paving material should be primarily asphalt, with optional colored concrete or pavers as accents.

15% of the total parking area should be landscaped as per City of Scottsdale Ordinance.

Parking stall and landscape island dimensions shall be as per City of Scottsdale Ordinance.

Parallel parking is discouraged.

Parking shall be screened with a combination of 3'-0" high walls or berms.

Parking walks should be developed to connect parking aisles with building entries, plazas or courtyards.

Parking canopies should incorporate a fascia to conceal structure and be compatible with building architecture.

**Driveways:**

Parking Driveways shall be separated by 100 feet distance between site drive entries, unless a lesser distance is approved in the City Development Review Board process.

Adjacent sites should share driveways at property boundaries where feasible.

Main entrance drives are to incorporate pigmented concrete unit pavers or integrally-colored concrete pavement. Decorative paving shall be used for a width of 20' feet, shall be measured from the roadway tract.

**Sidewalks:**

On-site sidewalks should connect to the street sidewalks with minimal conflict with vehicular circulation. On-site walks, which connect, to the street sidewalk are to match material and character of the street sidewalk.

On-site sidewalks should connect all site amenities, entry courts, building ingress/egress and parking areas.

Walks should be a minimum of five feet wide. The use of colored and/or textured paving material or unit pavers, as accents are strongly encouraged.

Partially shade walks with either trees or architectural canopies.

Walks should conform to current jurisdictional standards for handicapped access.

**❑ LOADING AND SERVICE AREAS**

Loading and service areas should be located away from public streets and be screened with a site wall and opaquely gated.

Loading and service operations shall be accommodated within the confines of the specific site.

**❑ SITE FURNITURE**

Site furniture includes flagpoles, entry monuments, fountains, benches, bollards, drinking fountains, waste receptacles and shade structures.

The forms and materials of the site furniture should be compatible with the site-specific architectural theme.

**❑ SITE WALLS**

Site walls, which screen parking from public streets, shall be 3'-0" feet high and constructed of materials compatible with the building architecture.



The integration of walls or berms as well as the incorporation of upgraded materials at site entries is required.

Site walls along street frontages shall jog or meander to create interest.

#### ❑ **SITE UTILITIES**

All utility components including telephone pedestals, meters, backflow devices, transformers, etc. shall be screened from public view with walls and/or plant materials.

Electric panels should be mounted in the interior of buildings where possible. Where interior mounting is not possible, such equipment should be installed where it is out of the public view. In no case shall exterior electrical equipment be mounted on the street side of any building.

#### ❑ **PLANT PALETTE for REVEGETATION AREAS**

##### **Trees:**

Acacia greggi	Cat Claw Acacia
Prosopis velutina	Arizona Mesquite
Cercidium floridum	Blue Palo Verde
Cercidium microphyllum	Foothills Palo Verde
Oleya tesota	Ironwood

##### **Shrubs and Cactus:**

Carnegia gigantea	Saguaro
Ferocactus cylindraceus	Compass Barrel
Opuntia acanthocarpa Cholla	Staghorn Cholla
Opuntia bigelovii Cholla	Teddy Bear Cholla
Opuntia engelmannii	Engelmann's Prickly-pear
Ambrosia deltoidea	Triangle Bursage
Encelia farniosa	Brittle Bush
Ephedra aspera	Mormon Tea
Justicia californica	Chuparosa
Larrea tridentata	Creosote Bush
Lycium andersonii	Wolfberry
Aiaiphus obtusifolia	Greythorn

##### **Annuals and Biennials:**

Baileya multiradiata	Desert Marigold
Sphaeralcea ambigua	Desert Globemallow

#### ❑ **PLANT PALETTE for STREETSCAPE and DEVELOPMENT SITES**

##### **Trees:**

Acacia greggi	Cat Claw Acacia
Prosopis velutina	Arizona Mesquite
Cercidium floridum	Blue Palo Verde
Cercidium microphyllum	Foothills Palo Verde
Oleya tesota	Ironwood
Cercidium praecox	Palo Brea

##### **Shrubs and Cactus:**

Carnegia gigantea	Saguaro
Ferocactus cylindraceus	Compass Barrel

*Opuntia engelmannii*  
*Ambrosia deltoidea*  
*Encelia farniosa*  
*Ephedra aspera*  
*Justicia californica*  
*Larrea tridentata*  
*Calliandra eriophylla*  
*Senna nemophila*  
*Ruellia penninsularis*  
*Leucophyllum laevigatum*

Engelmann's Prickly-pear  
Triangle Bursage  
Brittle Bush  
Mormon Tea  
Chuparosa  
Creosote Bush  
Pink Fairy Duster  
Desert Senna  
Desert Ruellia  
Chihuahuan Sage

**Accent Plants, Annuals and Biennials:**

Baileya multiradiata  
Sphaeralcea ambigua  
Penstemon parryi  
Asclepias subulata  
Agave ocahui  
Hesperaloe parvifolia  
Dalea greggii  
Calliandra eriophylla  
Senna nemophila  
Ruellia penninsularis  
Leucophyllum laevigatum

Desert Marigold  
Desert Globemallow  
Parry's Penstemon  
Desert Milkweed  
Ocahui Agave  
Red Yucca  
Trailing Indigo Bush  
Pink Fairy Duster  
Desert Senna  
Desert Ruellia  
Chihuahuan Sage

**Inert Groundcovering:**

Decomposed Granite

3/4" Minus "Desert Gold"

## **Architectural Standards**

The purpose of the design guidelines is to ensure orderly and aesthetically pleasing developments of high quality architecture in harmony with the environment and consistent with the intended use of the building. The guidelines are intended to encourage innovative architectural design.

### **□ SITE DEVELOPMENT**

Site Development should conform to the site development standards of these guidelines.

Create a balance between the size of the building footprint and open space.

Establish a foreground for the building from the street and from within the site.

### **□ MASSING AND SCALE**

Buildings should reflect human scale and be sensitive to the scale of the streetscape and adjacent development.

Building height and open space requirements shall conform to the City of Scottsdale Ordinance.

Rooftop equipment will be fully screened with devices that integrate with the building massing and be constructed of like or complementary materials.

### **□ MATERIALS**

Exterior materials should be of a high quality and reflect the desert setting. They should possess properties, which allow them to age and weather while enhancing the aesthetic quality of the building.

Materials should include natural stone, pre-cast concrete, cast in place concrete, brick, colored and textured CMU or smooth finish stucco. If stucco is used, a wainscot of a higher quality material should be incorporated for aesthetic and durability purposes.



Building elevations should be designed so that the use of glass should not constitute more than 40% of the total surface area of the combined elevations. Minimize the use of glass on east and west facing elevations unless adequate sun protection is provided. Highly reflective glass should not be used. Colors should reflect the desert environment including the desert floor, mountains and landscaping.

Primary colors, i.e. red, blue, green, yellow, etc. should not be used.

## □ BUILDING DETAILS

Building details should reflect a contemporary order of architecture.

Main building entries should be recessed and well defined with upgraded materials and an articulated ground plane.

Incorporate deep recesses or architectural "eyebrows" to protect south facing glass as well as punched openings, architectural grill work or angled sun control features to protect east and west facing glass.

## □ SITE LIGHTING

The purpose of Site Lighting Guidelines is to provide for a safe, functional, visually attractive and coordinated lighting system.

Lights shall not be placed to cause glare or excessive light spillage on neighboring sites.

All parking lot and driveway lighting should provide uniform illumination.

All light fixtures are to be concealed source fixtures except for pedestrian oriented accent lights.

Security lighting fixtures are not to project above the fascia or rooflines of the building and are to be shielded.

Wall mounted lighting fixtures should complement building architecture.

OFFICES @ PINNACLE PK.  
REVISED  
7655 E. PINNACLE PK. RD.  
SCOTTSDALE, AZ.

## FIRE ORDINANCE REQUIREMENTS

(INCORPORATE THE DESIGNATED STIPULATIONS INTO FINAL PLAT)

- ☒ 1. PREMISES IDENTIFICATION TO BE LEGIBLE FROM STREET OR DRIVE & MUST BE ON ALL PLANS.
- ☒ 2. FIRE LANES & EMERGENCY ACCESS SHALL BE PROVIDED & MARKED IN COMPLIANCE WITH CITY ORDINANCE & IFC AT THE FOLLOWING LOCATIONS.
- ENTRANCE & EXIT DRIVES SHALL BE A MIN. 20'-00"  
WIDE EACH.
- ☒ 3. IT IS THE DEVELOPERS RESPONSIBILITY TO DETERMINE ULTIMATE COMPLIANCE WITH THE FAIR HOUSING AMENDMENTS ACT & AMERICANS WITH DISABILITIES ACT & INCORPORATE SAME INTO THEIR BUILDING PLANS.
- ☒ 4. PROVIDE A KNOX ACCESS SYSTEM:
- ☒ A. KNOX BOX
  - ☐ B. PADLOCK
  - ☐ C. KNOX OVERRIDE & PRE-EMPTION STROBE SWITCH FOR AUTOMATIC GATES.
- ☐ 5. ADD 2-1/2" WET FIRE HOSE VALVES (NSHT) IF FLOOR AREA EXCEEDS 10,000 SQ. FT. PER FLOOR LEVEL AND/OR IF FIRE DEPT. ACCESS IS LIMITED TO LESS THAN 360°. \_\_\_\_\_
- ☒ 6. PROVIDE ALL WEATHER ACCESS ROAD (MIN. 16') TO ALL BUILDINGS & HYDRANTS FROM PUBLIC WAY DURING CONSTRUCTION.
- ☐ 7. NUMBER OF FIRE HYDRANTS REQUIRED, \_\_\_\_\_. DEVELOPER SHALL HAVE THE REQUIRED HYDRANTS INSTALLED & OPERABLE PRIOR TO THE FOOTING INSPECTION. HYDRANTS SHALL BE SPACED AT A MAXIMUM OF \_\_\_\_\_ AT \_\_\_\_\_ GPM. THE DEVELOPER SHALL MAKE THE C.O.S. APPROVED CIVIL WATER PLANS AVAILABLE TO THE FIRE SPRINKLER CONTRACTOR.
- ☒ 8. SPRINKLER SYSTEM SHALL BE INSTALLED TO COMPLY WITH MINIMUM NFPA CRITERIA 2002 EDITION & SCOTTSDALE REVISED CODES. SYSTEMS WITH 100 HEADS OR MORE SHALL HAVE OFF-SITE MONITORING. AFTER BUILDING PLAN REVIEW, INSTALLING CONTRACTOR SHALL SUBMIT (3) THREE COMPLETE SETS OF DRAWINGS & HYDRAULIC CALCULATIONS REVIEWED BY A MINIMUM NICET III DESIGN TECHNICIAN.
- ☐ 9. MODIFIED NFPA 13-D SYSTEM (2002 EDITION) WITH RESIDENTIAL QUICK RESPONSE SPRINKLER HEADS.
- ☐ 10. MODIFIED NFPA 13R SYSTEM (2002 EDITION) WITH RESIDENTIAL QUICK RESPONSE SPRINKLER HEADS IN DWELLING UNITS & ATTIC AREAS FED FROM SEPARATE FIRELINE PER C.O.S. ORDINANCE & INTERPRETATIONS & APPLICATIONS. CALCULATE UP TO FOUR REMOTE HEADS & 900 SQ FT MIN. IN ATTIC.
- ☒ 11. NFPA (2002 EDITION) COMMERCIAL SYSTEM / DESIGN CRITERIA:
- ☒ 12. BACKFLOW PREVENTION WILL BE REQUIRED ON VERTICAL RISER FOR CLASS 1 & 2 FIRE SPRINKLER SYSTEMS PER SCOTTSDALE REVISED CODE.
- ☒ 13. FIRELINE, SPRINKLER & STANDPIPE SYSTEM SHALL BE FLUSHED & PRESSURE TESTED PER NFPA STANDARDS & SCOTTSDALE REVISED CODES.
- ☒ 14. FDC SIAMESE CONNECTIONS FOR SPRINKLERS AND/OR STANDPIPES WILL BE LOCATED PER ORDINANCE AND/OR AT AN APPROVED LOCATION. MINIMUM SIZE 2-1/2 x 2-1/2 x 4" (NSHT)
- ☒ 4' TO 8' BACK OF CURB; INDEP. WET LINE.
  - ☐ WALL MOUNTED - 15' CLEAR OF OPENINGS.
- ☒ 15. ALL STREETS & PRIVATE DRIVEWAYS SHALL BE DESIGNED TO A MIN. 100 YEAR STORM FOR EMERGENCY VEHICLE ACCESS.

## ATTACHMENT A

<p style="text-align: center;"><b>Stipulations for Case: 24-PP-2004</b> <b>Case Name: Offices @ Pinnacle Peak &amp; Miller</b></p>
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**Unless otherwise stated, the developer agrees to complete all requirements prior to final plan approval, to the satisfaction of Project Coordinator and the Final Plans staff.**

**Applicable Documents, Plans, And Relevant Cases**

1. The improvement plans and plat shall be in substantial conformance to the following documents except as required by the Revised Scottsdale City Code, and the stipulations herein:

**General Documents**

- a. The location and configuration of all site improvements shall be constructed to be consistent with the Preliminary Site Plan submitted by DFDCornoyerHedrick, dated 12/21/2004 by City staff.
- b. The Design Standards and Policies Manual (DS&PM).

**Planning Documents**

- c. Landscaping, including quantity, size, and location of materials shall be installed to be consistent with the conceptual landscape plan submitted by AMEC Planning Studio, dated 12/21/2004 by City staff.
- d. The NAOS, including quantity, size, and location shall be installed to be consistent with the Natural Area Open Space (NAOS) Analysis exhibit submitted by DFDCornoyerHedrick, dated 12/21/2004 by City staff.
- e. Design Guidelines for Miller Road and Pinnacle Peak submitted by DFDCornoyerHedrick, dated 12/21/2004 by City staff.

**Engineering Documents**

- f. Water Master Plan for Offices at Pinnacle Peak; prepared by Erie and Associates, Inc., accepted on 9/30/04.
- g. Preliminary Drainage Report for Offices at Pinnacle Peak ; prepared by Erie and Associates, Inc., dated .
- h. Preliminary Grading and Drainage Plan for Offices at Pinnacle Peak ; prepared by Erie and Associates., Inc , dated 9/30/04.
- i. Water System Basis of Design Report for Offices at Pinnacle Peak; prepared by Erie and Associates, Inc., dated 9/30/04.
- j. Wastewater System Basis of Design Report for Offices at Pinnacle Peak; prepared by Erie and Associates, Inc., dated 9/30/04.

**Relevant Cases**

- k. At the time of review, the applicable Zoning, DRB, Use Permit, and etc. case(s) for the subject site were: 23-ZN-1990.

## **Subdivision Plat Requirements**

### **Subdivision Design**

#### **DRB Stipulations**

2. The final plat and the final improvement plans shall identify the ownership, use and the maintenance responsibilities of the owner's association. The developer shall note this requirement on the final plat.
3. Provide the following note to the final plat: Land designated as Natural Area Open Space (NAOS) shall be permanently maintained as natural desert space pursuant to the City of Scottsdale's Environmentally Sensitive Lands Ordinance. Designated NAOS areas shall not be accepted for the maintenance, or property ownership by the City of Scottsdale without expressed action of the City of Scottsdale's City Council. Before any improvement is accepted, it shall meet City standards. Failure to maintain the designated NAOS areas could result in a civil action brought by the City for costs incurred by the City of Scottsdale for maintenance and preservation.

### **Street Dedication Requirements :**

#### **DRB Stipulations**

1. Prior to final plat approval, the developer shall dedicate additional ROW for a deceleration lane at main entrance to the property on Miller road and construct the deceleration lane.

#### **Ordinance**

- A. The developer shall provide the following street rights-of-way:

<b>STREET NAME</b>	<b>STREET TYPE</b>	<b>R.O.W. / TRACT DEDICATION</b>	<b>ROADWAY IMPROVEMENT</b>	<b>CURB TYPE</b>	<b>BIKEPATH/ SIDEWALK</b>
Miller Road	Minor Arterial	12 feet additional Req'd. for a deceleration lane to the main entrance of the property	Half street (55feet ROW) along the frontage	Vertical	5 feet (minimum) sidewalk is required.
On-site (internal) street/s	Local commercial	33 feet width (minimum)	24 feet B/C to B/C (Minimum)	Vertical	5 feet (minimum) sidewalk required



<b>STREET NAME</b>	<b>STREET TYPE</b>	<b>R.O.W. / TRACT DEDICATION</b>	<b>ROADWAY IMPROVEMENT</b>	<b>CURB TYPE</b>	<b>BIKEPATH/ SIDEWALK</b>
Miller Road	Minor Arterial	12 feet additional Req'd. for a deceleration lane to the main entrance of the property	Half street (55feet ROW) along the frontage	Vertical	5 feet (minimum) sidewalk is required.

### **Easements**

#### **DRB Stipulations**

4. Sight Distance Easements:
  - a. Sight distance easements shall be dedicated over sight distance triangles. Sight distance triangles shall be pursuant to figures: 3.1-13 and 3.1-14 of Section 3.1 of the City's Design Standards and Policies Manual, published December 1999.
  - b. Provide the following note on final plat: Sight distance easements shall be clear of landscaping, signs, or other visibility obstructions between 2 feet and 7 feet as determined by the City of Scottsdale.
5. Vehicular Non-Access Easement:
  - a. Prior to final plan approval, the developer shall dedicate a 1-foot wide vehicular non-access easement along the property frontage on Miller Road except at the approved driveway location.
6. Indemnity Agreements:
  - a. When substantial improvements or landscaping are proposed within a utility easement, an indemnity agreement shall be required. The agreement shall acknowledge the right of the City to access the easement as necessary for service or emergencies without responsibility for the replacement or repair of any improvements or landscaping within the easement.

### **Ordinance**

- B. Drainage Easement:
  - (1) Drainage and flood control easements shall be dedicated to the City to the limits of inundation for all vista corridor washes, for all washes having a discharge rate of 50 cfs or more, for all FEMA regulatory floodways to the extent of the 100-year base flood elevation, and for all stormwater storage basins. The plat shall state that all

drainage and flood control easements shall be dedicated to the City with maintenance responsibility for drainage facilities and detention basins to be that of the property owner and/or the Homeowners Association.

C. Waterline and Sanitary Sewer Easements:

- (1) Before the issuance of any building permit for the site, the developer shall dedicate to the City, in conformance with the Scottsdale Revised Code and the Design Standards and Policies Manual, all water and sewer easements necessary to serve the site.

D. Public Utility Easement:

- (1) An 8-foot wide public utility easement shall be dedicated along both sides of internal streets. The 8-foot wide easements may be reduced or eliminated upon approval of the public utility companies.

E. An Natural Area Open Space Easement (NAOS):

- (1) A NAOS easement shall be dedicated to the City of Scottsdale for all areas designated as NAOS.

## **Final Improvement Plan Requirements**

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### **PLANNING**

#### **Commercial Building Design**

##### **DRB Stipulations**

7. Each lot shall return for separate review and Development Review Board hearing.
8. Before final plan approval, the developer shall submit a Master Environmental Design Concept Plan for Development Review Board review. The Master Environmental Design Concept Plan shall address the following:
  - a. Open space design concepts for open space areas, including location, plant and landscape character, open space corridors, trails and bikeways, and integration of drainage plans.
  - b. Overall streetscape concepts that incorporate streetside and median landscape design concepts, plant and landscape materials, and perimeter and screen wall designs and locations.
  - c. Typical outdoor lighting plan for streetlights and concepts, and general specifications for parking lot, building mounted and landscape lighting.
  - d. General design and architectural themes assuring overall design compatibility of all buildings and structures on the site. Include photographs, and/or examples of architectural style or elements.
  - e. Responsible parties for the construction and maintenance of specified open space, paths and trails, walls, signs and drainage facilities.
  - f. Pedestrian circulation plan that identifies the design, standards and alignment of pedestrian connections for the entire site.

9. All exterior window glazing shall be recessed a minimum of fifty (50) percent of the wall depth. The amount of recess shall be measured from the face of the exterior wall to face of glazing, exclusive of external detailing.
10. All exterior doors shall be recessed a minimum of thirty (30) percent of the wall depth. The amount of recess shall be measured from the face of the exterior wall to face of glazing, exclusive of external detailing.
11. Any subsequent land division of a lot, which creates two (2) or more lots shall require separate preliminary plat review and Development Review Board hearing.

### **Ordinance**

- F. Each lot shall independently comply with the property development standards in the Commercial Office (C-O) district, unless otherwise modified through another public hearing process.
- G. Buildings located on lots 1 through 8 (as labeled on the site plan) are subject to the height restrictions as set forth within the property development standards in the Commercial Office (C-O) district.
- H. Parking located between any building and the internal street (as shown on the site plan) shall comply with the front yard requirements pursuant to the property development standards in the Commercial Office (C-O) district.

### **Walls, And Fence Design**

#### **DRB Stipulations**

12. All walls shall match the architectural color, materials and finish of the building(s) except as approved through subsequent Development Review Board cases.

### **Natural Area Open Space (NAOS)**

#### **DRB Stipulations**

13. Any NAOS that is dedicated over a Public Utility Easement shall be counted as revegetated NAOS.
14. NAOS shall not be dedicated within 5-feet of any building
15. NAOS areas dedicated within 10-feet of any building shall be considered revegetated NAOS.
16. NAOS areas dedicated within 5-feet of any wall shall considered revegetated NAOS.

### **Landscape Design**

#### **DRB Stipulations**

17. Upon removal of the salvageable native plants the salvage contractor shall submit completed Native Plant Tracking Form as well as a list identifying the tag numbers of the plants surviving salvage operations to the City's Inspection Services Unit within 3 months from the beginning of salvage operations and/or prior to the issuance of the Certificate of Occupancy.
18. Salvaged vegetation shall be incorporated into the landscape design.
19. Provide the following note: Area within a sight distance triangle shall be clear of landscaping, signs, or other visibility obstructions with a height greater than 2 feet. Trees within a sight

distance triangle shall have a canopy that begins at 7 feet in height upon installation. All heights are measured from nearest street line.

20. Public right-of-way median landscaping and irrigation shall be installed and constructed in accordance with the City of Scottsdale's Supplement to MAG Standard Specification.
21. All roadway tracts shall be landscaped and maintained by the developer and/or homeowner association.

### **Ordinance**

- I. The location of plants not selected from the "Indigenous Plants for Environmentally Sensitive Lands" plant list shall be restricted as required by the Environmentally Sensitive Lands provisions of the Zoning Ordinance.

### **Exterior Lighting Design**

#### **DRB Stipulations**

22. No lighting shall be permitted in dedicated NAOS easements.
23. All exterior luminaries shall meet all IESNA requirements for full cutoff, and shall be aimed downward and away from property line, except sign, path and landscape lighting.
24. The individual luminaire lamp shall not exceed 250 watts.
25. The maximum height from finished graded to the bottom of the any exterior luminiare shall not exceed 16 feet.
26. All exterior light poles, pole fixtures, and yokes, including bollards (when utilized) shall be a flat black or dark bronze.
27. Incorporate into the project's design, the following:

#### **Parking Lot and Site Lighting:**

- a. The maintained average horizontal illuminance level, at grade on the site, shall not exceed 2.0 foot-candles except those building(s) and parking areas adjacent to either a multi-family or residential district where the level shall not exceed 1.5 foot-candles.
- b. The maintained maximum horizontal illuminance level, at grade on the site, shall not exceed 8.0 foot-candles except those building(s) and parking areas adjacent to either a multi-family or residential district where the level shall not exceed 6.0 foot-candles. All exterior luminaries shall be included in this calculation.
- c. The initial vertical illuminance at 6.0 foot above grade, along the entire property line (or 1 foot outside of any block wall exceeding 5 foot in height) shall not exceed 0.8 foot-candles, except those building(s) and parking areas adjacent to either a multi-family or residential district where the level shall not exceed 1.5 foot-candles. All exterior luminaires shall be included in this calculation.

#### **Building Mounted Lighting:**

- d. All luminaries shall be recessed or shielded so the light source is not directly visible from property line.
- e. Wall mounted luminaries shall contain house side shields, and be mounted on a minimum 4-inch long bracket that is mounted perpendicular to the wall.

#### **Landscape Lighting**



- f. All landscape lighting directed upward shall utilize the extension visor shields to limit the view of the lamp source.
- g. Fixtures shall be a flat black or dark bronze finish.
- h. Landscaping lighting shall only be utilized to accent plant material.
- i. All landscape lighting directed upward, shall be aimed away from property line.
- j. All landscape lighting hanging in vegetation, shall contain recessed lamps, and be directed downward and away from property line.
- k. The landscape lighting lamp shall be an incandescent or halogen incandescent source.

#### Path lighting

- l. Path light fixtures shall meet all IESNA requirements for cutoff.
- m. Fixtures shall be a flat black or dark bronze finish.
- n. Path light fixtures shall utilize an incandescent, halogen incandescent, or compact fluorescent lamps source.

### **Additional Planning Items**

#### **DRB Stipulations**

- 28. Flagpoles, if provided, shall be one piece, conical, and tapered.
- 29. As part of the sales of any residential lot adjacent to a public trail, path, or commercial property, the developer shall require the purchaser to sign an acknowledgement that the property is adjacent to a public trail, path, or commercial property.

## **ENGINEERING**

### **Drainage And Flood Control**

#### **DRB Stipulations**

- 30. Demonstrate consistency and conformance with accepted drainage plans and reports from Section I, Applicable Engineering Documents and Plans.
  - a. Addendum generated shall be added to the appendix of the Final Drainage Report.
  - b. The developer shall submit two (2) hard copies and one (1) compact disc copy of complete final plans/reports prior to final City of Scottsdale approval of the improvement plans.
- 31. Basins shall be designed such that the depth of water does not exceed 3 feet for all storm frequencies up to the 100 year 2 hour event.
- 32. Basin sideslopes shall not exceed 4:1 (ratio of 4 feet horizontal to 1 foot vertical) wherever practical.
- 33. Basins shall be designed to have positive outfall whenever practical. When positive outfall cannot be provided, then mechanical means shall be used to drain the basin. Percolation, including dry wells, shall not be allowed. Provide bleed-off calculations that demonstrate the discharge rate and the time to drain.

34. All 404 jurisdictional delineations shall be shown on the final improvement plans and the final drainage report drainage exhibit/plan. All areas of disturbance shall be clearly noted. A completed 404 Certification Form shall be submitted with final improvement plans. A copy of the 404 permit from the U.S. Army Corps of Engineers, including an exhibit showing the delineations, shall be submitted prior to approval of final improvement plans. Limits of disturbance and other conditions must be in conformance with the 404 permit.
35. Provide positive drainage away from walks and curbs along all streets.
36. Riprap shall be indigenous stone.
37. All exposed cut and fill shall be treated with eonite or equivalent.

## **Ordinance**

- J. On-site stormwater storage is required for the full 100-year, 2-hour storm event. The design of the storage basin capacity shall account for any proposed landscaping improvements. The landscaping improvements within the basins shall not reduce the capacity of the basins under the required volume.
  - (1) Basin bleed-off rates shall be set so that the storage basins do not drain completely in less than 24 hours. In all cases, storage basins must drain completely within 36 hours.
  - (2) Infiltration of stormwater through the basin floor is not acceptable as the sole means of draining the basin. Stormwater storage basins should be designed to meter flow to the historic out-fall point. Where an historic out-fall point does not exist (or metering is not possible), other methods of discharge such as pumps, etc. may be considered. Dry wells shall not be used.
  - (3) Stormwater storage basins may not be constructed within utility easements or dedicated right-of-way (exceptions may be granted with written approval from appropriate utility company).
  - (4) Off-site runoff must enter and exit the site as it did historically.
  - (5) All development shall be designed to satisfactorily convey the 100-year peak discharge through the site without significant damage to structures.
- K. If full storage of the 100 year, 2 hour storm event is not provided, then application for a Stormwater Storage Waiver for this development must be submitted to the One Stop Shop. Approval of the Stormwater Storage Waiver by the City's Stormwater Management Division will be required, and must be obtained prior to submittal of final improvement plans or final plat.
- L. Other Stormwater Storage:
  - (1) Underground stormwater storage is prohibited unless approval is obtained from the City's Floodplain Administrator.
  - (2) Drywells are not allowed.
- M. Street Crossings:
  - (1) Watercourse crossings for roads shall be designed to provide for 100-year access to all lots by at least one route. Accessibility will be considered to exist if it can be shown by the engineer that at the time of the peak flow, the depth of flow over the road will not be greater than 1 foot.

**Roadway, Intersection, And Access Design****DRB Stipulations**

38. Streets and other related improvements:

<b>STREET NAME</b>	<b>STREET TYPE</b>	<b>R.O.W. / TRACT DEDICATION</b>	<b>ROADWAY IMPROVEMENT</b>	<b>CURB TYPE</b>	<b>BIKEPATH/ SIDEWALK</b>
Miller Road	Minor Arterial	12 feet additional Req'd. for a deceleration lane to the main entrance of the property	Half street (55feet ROW) along the frontage	Vertical	5 feet (minimum) sidewalk is required.
On-site (internal) street/s	Local commercial	33 feet width (minimum)	24 feet B/C to B/C (Minimum)	Vertical	5 feet sidewalk requirement

39. The internal streets shall be private. The private street tracts shall be dedicated to provide emergency and service vehicle access and public utility construction and maintenance.

40. The developer shall provide Miller Road improvements (i.e. extend existing improvements) from the north end of the property to main driveway – median and one southbound lane.

41. The secondary access to this property shall be a right-in, right-out type that would require an island at the center of Miller Road to prevent left turns. The final design shall be subject to approval by the City of Scottsdale.

42. The main entrance to the property shall be located at 660 feet away from the existing driveway to the north and may provide full access to the site.

**INTERNAL CIRCULATION:**

1. The developer shall construct full street improvements for the on-site roadways with a minimum width of 24 feet. This will be a private street, has cross access at northern end.
2. The developer shall construct pedestrian access from internal street to commercial complex through lot 10.
3. The developer shall construct pedestrian access from the internal street to the Coty park through lot 7.

**Ordinance**

- N. The developer shall submit a detailed striping and signage plan with final plans. The striping and signage plan shall include all existing improvements and striping within 300 feet of the limits of construction, and all signs, striping, or other traffic control devices proposed to accommodate phased and ultimate construction.

**Refuse****DRB Stipulations**

43. If individual (80-gallon) refuse containers are not planned for the development, the site's trash enclosures shall be constructed to City of Scottsdale's Refuse Enclosure detail.

**Ordinance**

- O. Underground vault-type containers are not allowed.
- P. Refuse collection methods, i.e., site plan circulation will be approved at final plan review.
- Q. Refuse collection can be provided by the City of Scottsdale's Sanitation Division, at 480-312-5600.

**Water And Wastewater Stipulations**

**The following stipulations are provided to aid the developer in submittal requirements, and are not intended to be all-inclusive of project requirements.**

**DRB Stipulations**

44. BASIS OF DESIGN REPORT (WATER). Before the improvement plan submittal to the Plan Review and Permit Services Division, the developer shall submit a basis of design report and plan to the One Stop Shop in Development Services. The report must be approved by the Water Resources Department **before** the developer submits the improvement plans to the One Stop Shop. The basis of design report shall conform to the Design Standards and Policies Manual. In addition, the basis of design report and plan shall:
- a. Identify the location, size, condition and availability of existing water lines and water related facilities such as water valves, water services, fire hydrants, back-flow prevention structures, etc.
  - b. Identify the timing of and parties responsible for construction of all water facilities.
  - c. Include a complete description of requirements relating to project phasing.
  - d. Identify the location of required pressure reducing valve locations as applicable, and provide the results of a pressure flow test.
45. BASIS OF DESIGN REPORT (SANITARY SEWER). ). Before the improvement plan submittal to the Plan Review and Permit Services Division, the developer shall submit a basis of design report and plan to the One Stop Shop in Development Services. The report must be approved by the Water Resources Department before the developer submits the improvement plans to the One Stop Shop. The basis of design report shall conform to the Design



Standards and Policies Manual. In addition, the basis of design report and plan shall:

- a. Identify the location of, the size, condition and availability of existing sanitary sewer lines and wastewater related facilities.
- b. Identify the timing of and parties responsible for construction of all sanitary sewer facilities.
- c. Include a complete description of requirements relating to project phasing.
- d. Clearly identify water sampling station locations as applicable.

46. APPROVED BASIS OF DESIGN REPORTS. **Before** the improvement plan submittal to the Plan Review and Permit Services Division, the developer shall have obtained approval of the Basis of Design Reports for Water and Wastewater.
47. Whenever looped or outfall lines are required outside the roadway prism, the lines shall be located in a tract (not on a lot) with a 20' water/sewer easement overlaying the alignment. These alignments shall be graded and maintained in a manner that allows access for maintenance purposes, in accordance with the City's Design Standards and Policies Manual.
48. Where walls cross or run parallel with public water mains, public sewer mains, or public fire lines the following shall apply:
  - a. For walls constructed parallel to these pipes, the walls shall be a minimum of six (6) feet from the outside diameter of the pipe.
  - b. For walls constructed across or perpendicular to these pipes, the walls shall be constructed with gates or removable wall panels for maintenance and emergency access.

### **Water**

#### **Ordinance**

- R. The water system for this project shall meet required health standards and shall have sufficient volume and pressure for domestic use and fire protection.

### **Wastewater**

#### **Ordinance**

- S. Privately owned sanitary sewer shall not run parallel within the waterline easement.

### **Head Wall Design**

#### **DRB Stipulations**

49. All concrete headwalls and drainage structures shall be integrally colored to blend with the colors of the surrounding natural desert.

### **Construction Requirements**

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**As-Built**

**DRB Stipulations**

50. Improvement plans that document all ongoing construction, including, but not limited to, field changes, as-built locations, or other modifications, shall be maintained at the construction site, and shall be made available to City staff for review upon request.
51. City staff may request the developer to submit as-built plans to the Inspection Services Division prior to acceptance of construction, or within one year from the date of acceptance.
52. As-built plans shall be certified in writing by a registered professional civil engineer, using as-built data from a registered land surveyor.
53. As-built plans for drainage facilities and structures shall include, but are not limited to, streets, lot grading, storm drain pipe, valley gutters, curb and gutter, flood walls, culverts, inlet and outlet structures, dams, berms, lined and unlined open channels, storm water storage basins, underground storm water storage tanks, and bridges, as determined by city staff.